

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Allegheny County Consortium**

State: **PA**

PJ's Total HOME Allocation Received: **\$73,461,759**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:				PJs in State:	30		
% of Funds Committed	100.00 %	99.45 %	1	97.21 %	100	100	
% of Funds Disbursed	93.48 %	95.34 %	20	90.53 %	64	60	
Leveraging Ratio for Rental Activities	4.79	5.18	1	4.97	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	92.68 %	90.77 %	19	85.01 %	58	37	
% of Completed CHDO Disbursements to All CHDO Reservations***	70.73 %	72.60 %	19	73.71 %	44	37	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	71.66 %	81.82 %	23	81.48 %	15	19	
% of 0-30% AMI Renters to All Renters***	17.71 %	36.36 %	25	45.54 %	2	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.33 %	98.50 %	23	96.14 %	32	27	
Overall Ranking:				In State:	22 / 30	Nationally:	27
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,364	\$20,239		\$28,248	1,242 Units	63.30 %	
Homebuyer Unit	\$28,208	\$17,098		\$15,487	372 Units	19.00 %	
Homeowner-Rehab Unit	\$11,492	\$16,511		\$0	347 Units	17.70 %	
TBRA Unit	\$0	\$5,823		\$3,211	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Allegheny County Consortium PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$157,246	\$111,546	\$16,928
State:*	\$103,966	\$43,461	\$16,511
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.99

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	68.5	43.5	74.9	0.0	Single/Non-Elderly:	23.8	47.8	15.9	0.0
Black/African American:	30.4	54.3	21.9	0.0	Elderly:	55.5	7.8	45.8	0.0
Asian:	0.3	0.3	0.0	0.0	Related/Single Parent:	13.1	27.6	17.9	0.0
American Indian/Alaska Native:	0.2	0.0	0.3	0.0	Related/Two Parent:	3.7	13.0	16.1	0.0
Native Hawaiian/Pacific Islander:	0.1	0.0	0.0	0.0	Other:	3.1	3.2	3.7	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.1	0.0	0.0	0.0					
Black/African American and White:	0.0	0.5	0.3	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.1	0.3	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.3	0.0					
ETHNICITY:									
Hispanic	0.4	1.1	2.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	72.2	35.4	45.2	0.0	Section 8:	29.3	0.0 [#]		
2 Persons:	13.6	24.9	27.7	0.0	HOME TBRA:	0.0			
3 Persons:	8.1	23.0	12.4	0.0	Other:	7.9			
4 Persons:	4.0	10.5	8.9	0.0	No Assistance:	62.8			
5 Persons:	1.2	3.2	3.5	0.0					
6 Persons:	0.7	2.2	1.2	0.0					
7 Persons:	0.2	0.8	0.3	0.0					
8 or more Persons:	0.1	0.0	0.9	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			237	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Allegheny County Consortium

State: PA

Group Rank: 27
 (Percentile)

State Rank: 22 / 30 PJs

Overall Rank: 0
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	92.68	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	70.73	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	71.66	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	95.33	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	1.13	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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